



Lake County Division of Planning  
And Community Design

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**PRESUBMITTAL COMMENTS**

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**To:** Jennifer Myers, Development Coordinator  
**Through:** Alfredo Massa, Chief Planner  
**From:** Karen Ginsberg, Planner  
**Re:** Pre-submittal Comments 1  
**Date:** June 12<sup>th</sup>, 2007 **DRS MEETING DATE:** June 28th, 2007

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**TYPE OF DEVELOPMENT:**

☐ Residential Subdivision    ☐ Multi-Family Site Plan    ☐ Commercial Site Plan    ☐ Industrial Site Plan

☒ Other (specify): **Master Park Plan (RV Resort Expansion)**

Proposed Use of Property: **An RV Resort expansion/"build out" on 34+/- acres of an 88+/- acre property currently zoned C-1.**

**ZONING AND LAND USE:**

The property is approximately **88.15 +/-** (acres) in size, based on site development data stated within the application. According to the application, **34 +/-** (acres) are designated as "Construction Acreage". The property is currently zoned **(C-1) for a RV Park, per CUP #'s 860A-1, 860B-1, and 860D-1. The surrounding zoning is Agriculture (A), Ranchette (RA), Rural Residential (R-1), Neighborhood Commercial (C-1), and Community Commercial (C-2). The Land Use category is Urban and within the Lady Lake Joint Planning Area (JPA).**

WILL REQUIRE REZONING: ☒ Yes    ☐ No    TO WHAT ZONING? **CUP #'s 860A-1, 860B-1, and 860D-1 granting Neighborhood Commercial (C-1) Zoning have expired. Recreational Vehicles are only allowed within RV Districts, per current Land**

Development Regulations. Property will need to be rezoned to Recreational Vehicle Park District (RV) to be brought into conformance (3.11.04.A.1).

Per CUP#860A-1, dated May 8<sup>th</sup> 1984, "construction and/or operation shall have begun with 90 days, otherwise permit shall become null and void".

Per CUP#860B-1, dated December 9<sup>th</sup> 1986, "construction and/or operation shall have begun with thirty-six (36) months, otherwise permit shall become null and void".

CUP#860C-1 expired and was renewed through CUP#860D-1. Per CUP#860D-1, dated July 12<sup>th</sup> 1988, "construction and/or operation shall have begun with six (6) months, otherwise permit shall become null and void".

LDRs Definition, Recreational Vehicle Park (RV Park): A Development designed for Recreational Vehicle usage, including a parcel of Land under single Ownership, where Sites are offered for rent for the temporary placement of Recreational Vechciles being used for travel, recreational or vacation purposes.

The purpose of this district is to provide for the location and Development of parks for recreational vehicles.

Once zoning status has been corrected, a Master Park Plan per LDR 3.01.04(17)(A)(2) will be required for development.

WILL REQUIRE F.L.U.M. AMENDMENT: ☐ Yes ☒ No R.V. District permissible within Urban F.L.U.

#### **DEVELOPMENT REVIEW** (Items/Issues to be referenced as applicable)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? No outside agency approvals have been received at this time.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? No environmental concerns have been identified at this time. Is an Environmental Assessment required? A preliminary environmental assessment of habitat and species will need to be submitted. If there is evidence found that indicates the presence of a designated species, a survey will be required and a formal mitigation plan approved.

Landscape and other buffers provided? Per LDR 3.02.08 The entire park Shall be enclosed by a fence five (5) feet in height, with the exception of that portion fronting on the County or state highway; a Landscaped Buffer zone of five (5) feet in depth Shall be maintained on all sides except Road Frontage. No landscape plan was provided for review and comments. A landscape plan meeting the requirements of LDR 9.01.00 will be required. The landscape plan shall be prepared by a landscape architect registered in the State of Florida.



Parking (including for bicycles), loading and waste disposal? Parking to be determined by the County Manager or designee based o parking study. Adequate trash disposal facilities shall be provided within easy access of each site.

Access Management and ROWs correct? Per 3.02.08 (E) Each space Shall abut at least twenty (20) feet on a Roadway which Shall have an unobstructed width of twenty (20) feet for two-way drives and twelve (12) feet for one-way drives.

Water/sewer plans? This will be discussed by the Lake County Health Department.

Setbacks shown/correct? Per LDR 3.02.08, 1. There Shall be a setback of one hundred fifty (150) feet from any Road or highway for any commercial Building or Accessory Building; 2. Property adjacent to federal, state or County highways Shall maintain a minimum setback of fifty (50) feet from the highway Right-of-Way for any structure or recreational vehicle space; 3. All recreational vehicles and Additions must maintain a ten-foot setback from other Additions and recreational vehicles open adjacent spaces.

Open Space shown/correct? Per 3.02.08 (D) Each space shall contain a minimum of two thousand four hundred (2,400) square feet in area. The Gross Density of existing and future recreational vehicle parks shall not exceed 8.71 spaces per acre of Land. The maximum Impervious Surface Ratio (ISR) is 75%.



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**Date:** June 11, 2007

**To:** Karen Ginsberg

**From:** Marcelo J. Blanco, Environmental Specialist II

**Subject:** Presubmittal Memo for "Blue Parrot R.V. Resort Expansion (Build Out of Existing R.V. Resort)"

**Section/Township/Range:** 08-18-24

**JPA:** Lady Lake

**Comments:** Project is to be served by centralized Blue Parrot Water and Wastewater facilities. Ensure DEP approves of changes to water and wastewater systems. Amend park permit through LCHD to reflect new number of spaces, layout, etc; provide a revised site plan. Maintain compliance with 64E-15 FAC and FS513 as required.

## MEMORANDUM

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TO: Jennifer Myers  
Development Coordinator  
Planning & Development Services

FROM: Scott Catasus, Water Resource Management

DATE: June 15, 2007

RE: **Blue Parrot R.V. Resort Expansion, pre-submittal**  
DRS scheduled for Thursday, June 28, 2007

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### Comments

#### **Land Development Requirements**

- Environmental survey to determine if threatened or endangered species are present, and identify any surface waters or wetlands (isolated or non-isolated) to be delineated by a wetland jurisdictional line (WJL). Environmental assessment must conform to requirements listed in 6.04 of the Land Development Regulations.
- Preliminary plat (Master Park Plan) should indicate the following:
  - Wetland Jurisdictional Line (WJL)
  - Base Flood Elevation
  - 25' Upland Buffer Setback Line from WJL
  - 50' Building Setback Line from WJL
  - 100' Setback Line for septic tank and drain field from WJL (if applicable).

#### **Comprehensive Plan information to review for consistency**

- Please observe the comprehensive plan policy below regarding the treatment of wetlands during the platting stage.

**Policy 1-2.1E: Control of Wetlands During Platting.** To the extent practicable, wetlands within a project shall be placed in a conservation easement, which shall run in favor of, and be enforceable by, a homeowners' association or the County, at its option. In determining whether it is practical to convey a conservation easement to a homeowners' association or the County, the County shall take into account the following factors: (1) the number of lots in the subdivision; (2) the size of the subdivision; (3) the size of the wetlands; and (4) the location of the wetlands. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. To the

extent practicable, wetlands shall not be included as part of any platted lot, other than a lot platted as a common area, which shall be dedicated to the homeowners' association or the County for ownership and maintenance.